Karen Johnson Davidson County
Batch# 659992 DEEDWARRSP
06/18/2021 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $6,789.50
20210618-0082895

| THIS INSTRUMENT PREPARED BY | NEW PROPERTY OWNER: | MAIL TAX BILLS TO: | TAX PARCEL NO# |
|---|---|---|---|
| Frank T. Callaway, Esq.<br>P.O. Box 420115<br>Atlanta, Georgia 30342<br><br>The preparer of this deed makes no representation as to the title of the property.<br><br>WHEN RECORDED PLEASE RETURN TO:<br>Escrow Services of Tennessee<br>810 Crescent Centre Drive<br>Suite 110<br>Franklin, TN 37067 | Young Ho Kim and Un Jung Kim, husband and wife and,<br>Andrew Chung Kim,<br>511 Menees Lane<br>Madison, Tennessee 37115 | Young Ho Kim and Un Jung Kim, husband and wife and,<br>Andrew Chung Kim,<br>511 Menees Lane<br>Madison, Tennessee 37115 | CLT Map/Parcel:<br>Parcel # 119-10-0-203<br><br>Prior Deed Reference:<br>Deed and recorded May 6, 2020 as instrument number 20200506-0047210 of the Register's Office of Davidson County, Tennessee ("Register's Office"). |

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this __th day of June, 2021, by and between **3LS PROPERTIES, INC.,** a Tennessee corporation (hereinafter "Grantor"), and **YOUNG HO KIM AND UN JUNG KIM, HUSBAND AND WIFE AND ANDREW CHUNG KIM,** an unmarried man, whose address is: 511 Menees Lane, Madison, Tennessee 37115 (collectively hereinafter "Grantee"); **as joint tenants with right of survivorship

**Witnesseth:**

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, confirms unto the Grantee, its successors and assigns, its undivided interest in and to all that certain improved real property situated and being in the City of Nashville, County of Davidson, State of Tennessee, as more particularly described, to wit ("Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

Property address: 145 Thompson Lane, Nashville, Tennessee 37211.

TOGETHER with Grantor's interest in all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid real estate, as the Grantee's sole and separate equitable estate, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject to those easements, encumbrances and other matters of record, real property taxes not yet due and payable, and matters which would be shown on an accurate survey of the Property.

Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it lawfully seized in fee simple of the Property and has full power, authority and right to convey the same and that it will forever warrant and defend the Property and the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:
3LS PROPERTIES, INC.,
a Tennessee corporation

By: _____
Eric Strickland
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, W. AARON Fortner, a Notary Public in and for said State and County duly commissioned and qualified, Eric Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 3LS PROPERTIES, INC., a Tennessee corporation ("Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 16 day of June, 2021.

_____
Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES 05/31/2022

My Commission Expires:

_____

**AFFIDAVIT OF VALUE**

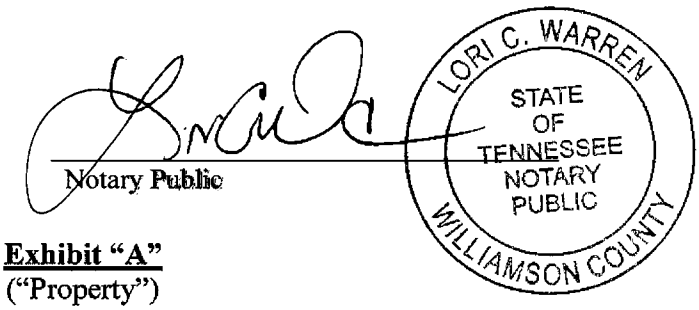
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,835,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

By: _____

SUBSCRIBED AND SWORN TO before me this 16th day of June, 2021.

_____

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY




Notary Public

My Commission Expires: 6-13-22

**Exhibit "A"**
("Property")

Land in Davidson County, Tennessee, located at 145 Thompson Lane and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated April 14, 2020 and known as Job No. 200059 as follows:

Beginning at an existing iron pin on the southerly margin of Thompson Lane, said point being the northeast corner of this tract and the northwest corner of the JNJ Group LLC property of record in Inst No. 201905070042829, said point is also N82°13'49"W 360.18' from the intersection of the centerline of Dobbs Ave, with the southerly right of way of the said Thompson Lane; thence leaving the said Thompson Lane and with the line of the said JNJ Group LLC S06°06'39"W 150.05' to an existing iron pin; thence with the line of Kathie Bell ( Inst. # 201505010039696) then with Felix Cedenodiaz (Inst. #200201300013210), then Justin Harris (Inst.# 201904100032533), then Equity Trust Co.( Inst. #201603150024308) N82°27'16"W 365.12' to an iron pin set; thence with the line of Allison J. Jones ( Inst. # 201903110021682) N06°12'07"E 149.11' to an existing iron pin on the southerly margin of Thompson Lane; thence with the said southerly margin of Thompson Lane (100' Right of way) S82°36'05"E 364.86' to the point of beginning, containing 54,579 square feet, being 1.25 Acres more or less.

Being the same property conveyed to 3LS Properties, Inc. a Tennessee corporation by warranty deed from Lifestone Springs Community Church recorded May 6, 2020 at Instrument No. 20200506-0047210 in the Register's Office Davidson County, Tennessee.

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY